

MODEL ASSUMPTIONS

<u>SCHEDULE #</u>	<u>ASSUMPTION</u>	<u>SOURCE</u>
1	Number of establishments by number of employees	Statistical Abstract of the United States - 1994 - Table 845.
2	Percentage of establishments who will construct smoke rooms	National Economic Research Associates, Inc. (NERA); Post-Hearing Comments on Proposed Rules on Indoor Air Quality; July 6, 1995; Dr. Albert L. Nichols and Dr. Mark Dreyfus; page 17 estimates that between 28% and 61% of establishments not already restricting smoking would participate. NERA's Comments on Economic Costs and Benefits of OSHA's Proposed Rules on Smoking in the Workplace, August 11, 1994, page 34 estimates those not restricting smoking to be 58% (100% - 42%). Therefore, an estimate of 35% (58% X 61%) is used for these calculations.
3	Cost to construct smoke rooms	Cost Estimates for Typical Smoking Lounges; August 1995; George W. Fletcher, PE, Jim Neal, AIA, and Warren Maddox, PE; page 12. This reference documents 4 levels of smoking room costs ranging from \$31,885 to \$100,410 (see pages 2,3). For the purpose of these calculations, the cost for constructing a smoking room in a high rise is used. The \$47,116 provides a mid-range estimate.
4		Schedule 1 X Schedule 2 X Schedule 3.
5	Smoke room square footage	Smoke rooms were assumed to be at least 150 square feet. This assumption is probably conservative since companies with more than 500 employees would likely have larger smoking rooms.

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6	Lease and maintenance cost per square foot	International Facilities Management Association (IFMA) Research Report #13, Page 60. The Building Owner Management Association (BOMA) has estimated this cost considerably higher at \$17 per square foot.
7	Annual smoke room lease and maintenance cost	Schedule 1 X Schedule 2 X Schedule 5 X Schedule 6.

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